

**Minutes**  
**Bar Harbor Planning Board**  
**May 20, 2009**  
**Council Chambers – Municipal Building**  
**93 Cottage Street**

**I. CALL TO ORDER — 6:05 p.m.**

**II. EXCUSED ABSENCES**

All members were present.

**III. ADOPTION OF THE AGENDA**

*Ms. Williams moved to adopt the agenda. The motion was seconded by Mr. Bowden. The Board voted unanimously to approve the minutes.*

**IV. APPROVAL OF MINUTES**

*Mr. Cochary moved to adopt the minutes from May 6<sup>th</sup> as written. Mr. Bowden seconded the motion. The Board voted unanimously to approve the agenda. Ms. Stevens-Rosa abstained from the vote because she was not present at this meeting.*

**V. REGULAR BUSINESS**

- A. Continuation of a Completeness Review – SP-09-02 – West Street Hotel**  
**Project Location:** West Street, Bar Harbor Tax Map 104, Lots 113-118, 122, 123, 143, 144, 146, 147, 149  
**Applicant:** North South Construction Inc.  
**Application:** Hotel and Accessory Uses

Mr. Salvatore suggested the Board review and discuss the most recent elevation plans. Ms. Stevens-Rosa asked that the discussion be kept to completeness review.

Mr. Moore submitted a memo describing items that he believed were lacking to move forward with a completeness review.

Mr. Jardine asked for clarification on the design and location of the parking deck. Mr. Moore provided a verbal explanation of the applicant's plans to construct a parking deck. Mr. Moore stated that the deck would have an overhang above the sidewalk below. Mr. Moore noted that the sidewalk is part of the applicant's property.

Ms. Krieg inquired about a lot that was previously not within the applicants ownership. The applicant noted the memo submitted to Staff and the Board indicated this property had been acquired.

The Board discussed parking requirements for the project, and changes made pursuant to the submission of Exhibit 9.1.1. Mr. Cochary noted that the plans submitted were a bit unclear. Ms. Williams asked the applicant to clarify where all the guests would park if the hotel was at capacity. She noted that through waivers and credits the applicant has suggested they can meet the ordinance requirement without providing 120 spots for a 120 room hotel. Mr. Salvatore stated if the hotel was at capacity some spaces could be utilized at neighboring properties owned by the Applicant. Mr. Moore noted typically a hotel does not reach 100% capacity.

Mr. Bowden asked if off site parking is allowed within the zoning district. Mr. Salvatore clarified that the applicant was not seeking any offsite based on the spaces provided, credits, and waivers applied for.

Mr. Moore then discussed the outstanding information needed to meet completeness review and asked the Board to clarify any other outstanding information that is needed for them to deem the application complete.

Mr. Moore and Ms. Krieg debated whether or not Planning Board review of the project would be stalled by Staff Capacity Statements. Mr. Moore asked that completeness review move forward regardless of other staff sign off's. Ms. Krieg stated she would coordinate a Development Review Team meeting to facilitate the exchange of information between the various departments and the Applicant. Mr. Bowden noted that the Planning Board had granted similar requests to other projects.

Ms. Krieg asked the applicant if they would like to schedule a public hearing for the June 17<sup>th</sup> meeting, provided they are deemed complete by the board.

Ms. Stevens-Rosa asked the applicant provide a 3D rendering of the project.

Mr. Cochary inquired about parking requirements for the existing Quarterdeck restaurant vs. the proposed restaurant in the new hotel. Ms. Krieg stated that in the Harborside Hotel review, the restaurant in the hotel was considered an accessory use to the hotel. Mr. Moore clarified changes to the Ordinance which augmented the parking spaces required for restaurants.

Mr. Moore asked that the 3D rendition of the project be submitted at the Public Hearing instead of the June 3<sup>rd</sup> Meeting.

***Mr. Cochary moved to find the project incomplete and continue the review for completeness to the June 3<sup>rd</sup> Meeting. Ms. Krieg noted a possible Public***

*Hearing needed to be scheduled for June 17<sup>th</sup> if the project was found complete at the June 3<sup>rd</sup> Meeting. Mr. Cochary amended his motion to find the project incomplete and to continue the review for completeness to the June 3<sup>rd</sup> Meeting. He added that if the project was found complete on the June 3<sup>rd</sup> hearing, the project should be scheduled for a Public Hearing on June 17<sup>th</sup>. The motion was seconded by Mr. Bowden and the Board voted unanimously to approve this motion.*

**B. Completeness Review – SP-09-04 – Jackson Lab**

**Project Location:** Schooner Head Road, Bar Harbor Tax Map 253 Lot 03

**Applicant:** The Jackson Laboratory

**Application:** New building approximately 20,000 SF

Ms. Nicholson provided an overview of the proposed project. The applicant stated that they had recently met with the National Park Service. The applicant stated that park officials provided direction visual and aesthetic appearance of the proposed building.

Mr. Bowden asked how many parking spaces the project proposed to eliminate. Ms. Nicholson stated 48 spaces would be eliminated, but the Lab would still meet parking requirements.

Mr. Cochary discussed paint colors the applicant has proposed to use.

The Board and the applicant discussed construction of the Core Ops Center which was approved the previous summer. The Board suggested the applicant apply for an extension because the building has not yet been constructed.

Mr. Bowden and the Board discussed traffic impacts and the need for a study to be conducted on Schooner Head Road. Mr. Cochary noted that it might be useful to conduct a traffic study on Schooner Head Road in the near future.

Ms. Krieg and the Board discussed the need for the applicant to provide the anticipated traffic impacts associated with this project. Ms. Krieg directed the applicant to provide the previous traffic study conducted for the project to staff by May 27, 2009 so that it could be included in the next Planning Board packet.

*Mr. Cochary moved to approve the waivers as requested in the staff report. Mr. Bowden seconded the motion and the Board voted unanimously to approve the motion.*

Ms. Stevens-Rosa noted a site visit needed to be scheduled.

*Ms. Williams moved to find the application complete pending receipt of previously conducted and approved traffic study. Mr. Cochary seconded the motion and the Board voted unanimously to approve the motion.*

**C. Town Hill Mini-Plan Presentation – Beth Della Valle**

Review and discussion of proposed Town Hill Land Use Ordinance Amendments for fall 2009 Town Meeting.

Ms. Krieg introduced the Town Hill Mini plan project and gave background to the development of the plan.

Ms. Della Valle, the staff consultant for the project, provided an explanation of the her directive and the overall Mini Plan. Her discussion included a brief history of Town Hill and an overview of the public meeting process. Ms. Della Valle noted that during the community visioning process Hannaford Grocery store presented plans to construct a store in the Village area of Town Hill. She then provided details surrounding what future development in Town Hill might look like. She then discussed a strategy for implementation of this proposed plan.

The Board discussed the presentation and asked questions of Ms. Krieg and Mr. Hultgren.

The Board then accepted public comments regarding the presentation.

Multiple members of the public expressed attributes of the plan they found reprehensible, as well as attributes they found beneficial.

The public discussion centered on the provision of infrastructure, the addition of a green belt around the village center, and potential impacts to private landowners that could occur if the Mini Plan were adopted and implemented. The public expressed concern over the scale of development allowed in Town Hill, and discrepancies they noted over the course of the development of the plan.

The public hearing was lengthy and cumulatively addressed many issues for Staff, the Board, and the public to consider.

Ms. Krieg provided a discussion of the process that will take place in moving forward with the modification and adoption of the Mini Plan.

**VI. OTHER BUSINESS**

This discussion was tabled for the next meeting.

**A. LUO Amendments:**

- Wind Turbine

- Streets, Sidewalks, Access
- Stormwater Management
- Traffic
- Shoreland Zoning
- Home Occupations
- Downtown Village District

B. Possible endorsement of Silent Stream Subdivision

C. Possible endorsement of Eventyr Woods Subdivision

## **VII. PLANNING DIRECTOR'S REPORT**

A. Discussion of Possible Wind Turbine Presentation by the College of the Atlantic at the June 3 meeting.

## **VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

## **IX. ADJOURNMENT**

*Mr. Cochary moved to adjourn the meeting. Mr. Jardine seconded the motion. The Board voted unanimously to approve the motion.*